IREDELL COUNTY HEALTH DEPARTMENT

Statesville Office (704) 878-5305 Mooresville Office (704) 660-5025 PERMIT # 21218

SEPTIC IMPROVEMENT PERMIT / AUTHORIZATION TO CONSTRUCT / OPERATION PERMIT / EXISTING SYSTEM

PIN # 4639-92-7711

APPLICANT/OWNER: RCSC

APPLICANT ADDRESS: 2524 Reliance Ave. Apex, NC

SITE ADDRESS: 203 S. San Agustine Mooresville

PHONE: 704-658-8616 ALT. PHONE

SITE DIRECTIONS: Perth, TL Bells Crossing, TL S. San Agustine, on L

SAP CONTROLLED: ☐ YES ☑ NO

SUBDIVISION: Bells Crossing

SECTION: 4 LOT # 192 LOT AREA: 1.71 AC

DESIGN FLOW: 480 L.T.A.R.: .3

Septic Tank 1000 (gal) STB 794 Date 8-17-17

Pump Tank 1000 (gal) PT 283 Date 8-17-17

Pump Make Zoeller Model N140 1PH Serial #

Nitrification Fields 1 # Lines 5 Linear Ft 454'

Trench Width 36" Trench Bottom Depth(Low side) MAX 32" Gravel Depth —

☑ New System ☐ Repair ☐ Expansion System Type: I II (III) IV V VI

System Description: PM- 25% Reduction

Repair System Description: Panel

Maintenance Agreement Required: ☐ YES ☑ NO

☐ GRAVITY ☑ PRESSURE

☑ Residence No. Bedrooms 4

☐ Business No. Persons 8

☐ Other No. Employees

☑ Slab ☐ Crawl Space

☐ Basement w/plumbing ☐ Basement w/o plumbing

Water Supply: ☐ Private ☐ Public ☑ Community

Comments / Conditions:

9/20/17 Checked tanks & lines

INITIAL SITE SKETCH

Tap Sizes
Line 1 = 1/2" Sch 40
Lines 2 & 3 = 3/4" Sch 40
Lines 4 & 5 = 3/4" Sch 80

See Drawing By BCSC

AS BUILT SKETCH

	Date	Initials
Drain Lines Checked	9/20/17	MD
Tanks Checked	9/20/17	MD
Pressure Manifold or Valve Box Checked	11-29-17	KW
Pressure Head Set	11-29-17	KW
Electrical Checked	11-29-17	KW
Floats Set	11-29-17	KW
Alarm Checked	11-29-17	KW
Maintenance Contract Y / (N) N/A	—	—
Comments:		

Permit can be suspended or revoked if any false information is supplied toward securing the permit / any unauthorized changes are made to the site / any unauthorized changes are made in the installation of the system. **CONTACT A LOCATOR SERVICE PRIOR TO ANY EXCAVATION**

☐ **IMPROVEMENT PERMIT** *with plat valid without expiration.* ☑ **IMPROVEMENT PERMIT** *with site plan valid for 60 mos.* ☑ **AUTHORIZATION TO CONSTRUCT** *valid for period equal to IMPROVEMENT PERMIT--not to exceed 60 mo.*

Owner / Applicant Signature: [signature] Date: 5-32-17 Installed by: BCSC (Andrew Carson)

IMPROVEMENT PERMIT by: [signature] Date: 5-11-17 OPERATION PERMIT by: [signature] Date: 11-29-17

AUTHORIZATION TO CONSTRUCT by: [signature] Date: APPROVED JUN 13 2017 Existing System Inspected by: Date:

LINE SCHEDULE

LINE NUMBER	COLOR	FIELD ELEVATION	FIELD LENGTH (FT)
1	RED	2.9	68
2	BLUE	3.5	100
3	ORANGE	4.4	115
4	RED	5.2	90
5	PINK	5.8	82
6	BLUE	6.8	81
7	YELLOW	7.3	79
8	ORANGE	8.2	78
9	RED	9.0	66
10	PINK	9.9	41

LOT 192 BELLS CROSSING SUBDIVISION

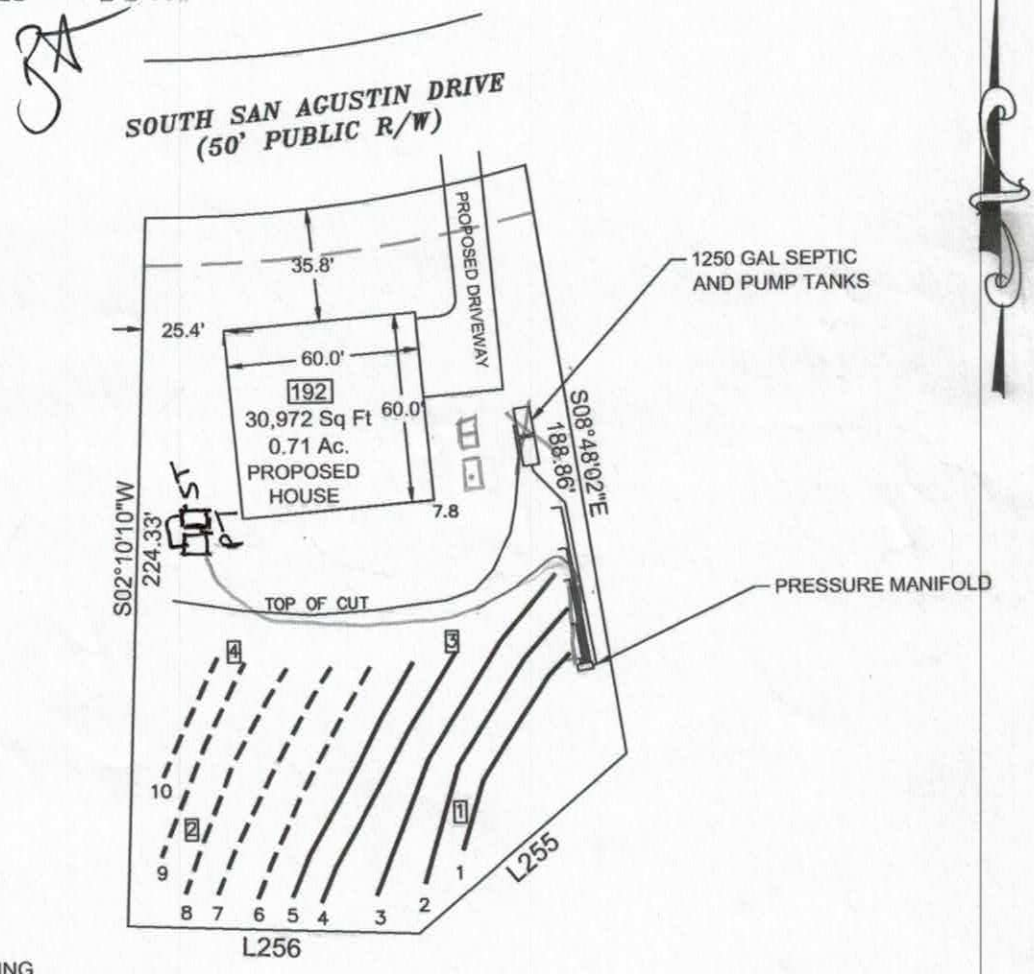
4-BEDROOM PRESSURE MANIFOLD SYSTEM
LINES 1-5 TOTAL 454 LINEAR FEET
EZFLOW OR CHAMBER
LTAR 0.3
25%REDUCTION
24" TRENCH DEPTH

4-BEDROOM PPBPS REPAIR
LINES 6-10 TOTAL 345 LINEAR FEET
LTAR 0.3
50%REDUCTION
28" TRENCH DEPTH

FOR GENERAL USE NOT A SURVEY
PRELIMINARY NOT FOR CONSTRUCTION

SOIL PROFILES AND ANALYSIS PROVIDED BY
PRICE ENVIRONMENTAL RESOURCE CONSULTING, PC

APPROVED MAY 11 2017



1 PIT OR AUGER BORING

PRIMARY LINES

REPAIR LINES

ADDITIONAL REPAIR LINES

DRIP IRRIGATION REPAIR AREA

SCALE:
1" = 60 ft.

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Ave. Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081
www.batemancivilsurvey.com info@batemancivilsurvey.com
NCBELS Firm No. C-2378

MeritageHomes

LOT 192
BELLS CROSSING SUBDIVISION
MOORESVILLE, NC
IREDELL COUNTY

DATE: 08/02/15 DRAWN BY: MB CHECKED BY:TMB

PERC SOIL/SITE EVALUATION DESCRIPTIONS

Client: Bateman Civil Survey Company, PC Date Evaluated: Jan-15

Location of site: Bells Crossing Phase 4 Lot 192

Water Supply: [ ] Public [ ] Individual [ ] Well [ ] Spring [ ] Other

Evaluation Method: [ ] Auger Boring [X] Pit [ ] Cut

Type of Wastewater: [x] Sewage [ ] Industrial Process [ ] Mixed

PROFILE #	.1940 Landscape Position/ Slope%	Horizon Depth (IN.)	SOIL MORPHOLOGY .1941 .1941 Structure/ Texture	.1941 Consistence Mineralogy	b PROFILE FACTORS .1942 Soil Wetness/ Color	.1943 Soil Depth (IN.)	.1956 Sapro Class	.1944 Restr Horiz	Profile Class & LTAR
1	LS 10%	0-8	GR / SL	FR SS SP	>45	45	NA	NA	PS 0.3
		8-32	SBK / C	FR SS SP					
		32-45	W SBK / CL	FR SS SP					
2	LS 10%	0-7	W SBK / SCL	FR SS SP	>49 RELIC MOTTLES @ 33"	49	NA	NA	PS 0.3
		7-33	ABK / C	FR SS SP					
		33-49	W SBK / CL	FR SS SP					
3	LS 10%	0-3	GR / SL	FR SS SP	>52	52	NA	NA	PS 0.3
		3-34	ABK / C	FR SS SP					
		34-52	W SBK / CL	FR SS SP					
4	LS 10%	0-8	W SBK / SCL	FR SS SP	>48	48	NA	NA	PS 0.3
		8-24	SBK / C	FR SS SP					
		24-48	W SBK / SCL	FR SS SP					

COMMENTS: Pit 3 saprolite inclusions @ 34". Pit 4 mica inclusions @ 24".

Evaluation By: Steven Price

Landscape Position
R-Ridge
SS-Shoulder Slope
LS-Linear Slope
FS-Foot Slope
NS-Nose Slope
HS-Head Slope
CC-Concave Slope
CV-Convex Slope
T-Terrace
FP-Flood Plain

Group	Texture	.1955 LTAR
I	S-Sand	1.2 - 0.8
	LS-Loamy Sand	
II	SL-Sandy Loam	0.8 - 0.6
	L-Loam	
III	SI-Silt	0.6 - 0.3
	SICL-Silty Clay Loam	
	CL-Clay Loam	
	SCL-Sandy Clay Loam	
IV	SC-Sandy Clay	0.4 - 0.1
	SIC-Silty Clay	
	C-Clay	

Structure
SG-Single Grain
M-Massive
CR-Crumb
GR-Granular
SBK-Subangular Blocky
ABK-Angular Blocky
PL-Platy
PR-Prismatic
W-Weak

Consistence
Moist
VFR-Very Friable
FR-Friable
FI-Firm
VFI-Very Firm
EFI-Extremely Firm

Consistence
Wet
NS-Non-Sticky
SS-Slightly Sticky
S-Sticky
VS-Very Sticky
NP-Non-Plastic
SP-Slightly Plastic
P-Plastic
VP-Very Plastic



RECEIVED JUN - 9 2017

IREDELL COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
Application for IMPROVEMENT PERMIT, AUTHORIZATION TO CONSTRUCT, or EXISTING SYSTEM INSPECTION

(THE ABOVE PERMIT DOCUMENTS WILL BECOME INVALID IF INFORMATION PROVIDED ON THIS APPLICATION IS FALSIFIED OR CHANGED, OR IF THE SITE IS ALTERED. THE IMPROVEMENT PERMIT IS VALID FOR EITHER 60 MONTHS OR WITHOUT EXPIRATION DEPENDING UPON DOCUMENTATION SUBMITTED - APPLICATION WITH SITE PLAN 60 MONTHS, APPLICATION WITH COMPLETE, SCALED PLAT WITHOUT EXPIRATION. SEE 15A NCAC 18A .1937(f) FOR DETAILS)

1. **APPLICATION FOR:** ☐ Improvement Permit ☑ Authorization To Construct ☐ BOTH ☐ Existing System Inspection

2. **Page 2: *Site Plan Worksheet* Form MUST Accompany This Application**
   The following optional attachments may also be submitted: ☑ Survey Plat, Scaled no more than 1 Inch = 60 Feet
   Place check ( ) beside whichever is submitted if applicable ☑ Custom Site Plan, Scaled no more than 1 Inch = 60 Feet

3. **Applicant Information:**

Applicant Name	Mailing Address	Home Phone #	Alternate Phone #
Meritage Homes of the Carolinas, Inc	13925 Ballantyne Corporate Place Suite 300	704.944.8918	
Owner Name	**Mailing Address**	**Home Phone #**	**Alternate Phone #**
Meritage Homes of the Carolinas, Inc	same		

4. **Property Information:**

Street Address	Subdivision Name	Section/Phase and Lot Number
203 San Agustin Dr.	Bells Crossing	Lot 192

Driving Directions: 150 W - Right on Perth Road - Left into Bells Crossing

5. **RESIDENTIAL Site Development Information:** *(Check or Complete ALL that apply)*

☑ New, Single Family Residence
( ) New, Multi-Family Residence
☐ Expansion of Existing Septic System
( ) Repair To Failing Septic System
( ) Other

Maximum Number of Bedrooms 4
Maximum Number of Occupants 8
If Expansion, Current Number of Bedrooms ___

☐ Crawl Space Foundation?
☑ Concrete Slab Foundation?
☐ Basement w/Plumbing?
☐ Basement w/out Plumbing?

IF Non- Residential Site Development:
Type of Business
Square Footage of Building
Maximum Number of Employees
Maximum Number of Seats

6. **Proposed Water Supply:**

( ) New Well ( ) Existing Well ☑ Community Well ( ) City Water ( ) Other Public Water

7. **Desired Septic System Type:** *(You may rank in order of preference, if any)*

☐) Alternative ☑) Conventional ☐) Innovative ( ) Modified Conventional ( ) Other_Excepted__ ( ) No Preference

8. **Please Answer The Following To The Best of Your Ability:**

( ) Yes ☑ No Does the site contain any jurisdictional wetlands?
( ) Yes ☑ No Is any non-domestic sewage (i.e. industry) to be generated?
( ) Yes ☑ No Is the site subject to approval by any other public agency?

I have read this application and certify that the information provided herein is true, complete, and correct. Authorized county and state officials are granted right of entry to conduct necessary inspections to determine compliance with applicable laws and rules. I understand that I am solely responsible for the proper identification and labeling of all property lines and corners and making the site accessible so that a complete site evaluation can be performed.

9. **Signature:** Robert Ruthenberg 4/5/17
Property owner or owner's legal representative signature (SIGNATURE REQUIRED) DATE

No FRONT PROP CORNERS 6-15-16

IREDELL COUNTY HEALTH DEPARTMENT *ENVIRONMENTAL HEALTH DIVISION*

(THE ABOVE PERMIT DOCUMENTS WILL BECOME INVALID IF INFORMATION PROVIDED ON THIS APPLICATION IS FALSIFIED OR CHANGED, OR IF THE SITE IS ALTERED. THE IMPROVEMENT PERMIT IS VALID FOR EITHER 60 MONTHS OR WITHOUT EXPIRATION DEPENDING UPON DOCUMENTATION SUBMITTED - APPLICATION WITH SITE PLAN 60 MONTHS, APPLICATION WITH COMPLETE, SCALED PLAT WITHOUT EXPIRATION. SEE 15A NCAC 18A .1937(f) FOR DETAILS)

OK

RECEIVED APR 19 2016

1. APPLICATION FOR: ___Improvement Permit ___Authorization To Construct ___ Existing System Inspection

****

Paid $500.00 #212110

2. Page 2: *Site Plan Worksheet* Form MUST Accompany This Application

The following optional attachments may also be submitted: ___Survey Plat, Scaled no more than 1 Inch = 60 Feet

Place check ( ) beside whichever is submitted if applicable ___Custom Site Plan, Scaled no more than 1 Inch = 60 Feet

****

3. Applicant Information:

BCSC	2524 Reliance Ave Apex NC 27539		704 658 8616
Applicant Name	Mailing Address	Home Phone #	Alternate Phone #
Heritage Homes	11005 N Community House Rd #250 Charlotte NC 28817		
Owner Name	Mailing Address	Home Phone #	Alternate Phone #

****

4. Property Information:

203 S San Agustin	Bells Crossing	4 192
Street Address	Subdivision Name	Section/Phase and Lot Number

Driving Directions: 150 W, R onto Perth, L into Bells Crossing, L onto San Agustin Pass Ph.3, 1st Lot on the left

****

5. RESIDENTIAL Site Development Information: *(Check or Complete ALL that apply)*

( ) New, Single Family Residence
( ) New, Multi-Family Residence
( ) Expansion of Existing Septic System
Repair To Failing Septic System due to _____
( ) Other _____

Maximum Number of Bedrooms 4
Maximum Number of Occupants 8
If Expansion, Current Number of Bedrooms ___

( ) Crawl Space Foundation?
(✓) Concrete Slab Foundation?
( ) Basement w/Plumbing?
( ) Basement w/out Plumbing?

IF Non- Residential Site Development:
Type of Business _____
Square Footage of Building _____
Maximum Number of Employees _____
Maximum Number of Seats _____

****

6. Proposed Water Supply:

( ) New Well ( ) Existing Well (✓) Community Well ( ) City Water ( ) Other Public Water

****

7. Desired Septic System Type: *(You may rank in order of preference, if any)* ( ) EXISTING SYSTEM installed _____ *Year*

( ) Alternative ( ) Conventional ( ) Innovative ( ) Modified Conventional (✓) Other _____

8. Please Answer The Following ( ) Yes (✓) No Does the site contain any jurisdictional wetlands?
To The Best of Your Ability: ( ) Yes (✓) No Is any non-domestic sewage (i.e. industry) to be generated?
( ) Yes ( ) No Is the site subject to approval by any other public agency?

****

I have read this application and certify that the information provided herein is true, complete, and correct. Authorized county and state officials are granted right of entry to conduct necessary inspections to determine compliance with applicable laws and rules. I understand that I am solely responsible for the proper identification and labeling of all property lines and corners and making the site accessible so that a complete site evaluation can be performed.

9. Signature: _____ 4-19-16

Property owner or owner's legal representative signature (SIGNATURE REQUIRED) DATE

AUTHORIZATION TO ACT AS AGENT FOR OWNER

Any application/document/permit requiring a signature must be signed by the property owner or their authorized agent. This form shall be provided by the owner to allow specified individuals to act as agents for the owner. This form allows the specified individuals to sign or receive any application/document/permit on behalf of the owner. This form allows the authorized agent to make decisions on behalf of the owner pertaining to modifications of permits in the field. It is the responsibility of the owner to assure that any/all permit conditions specified on permits issued by this Division are followed.

I, Robert Price (Meritage Homes), am the legal owner of the property located at Bells Crossing, identified as PIN(Parcel Identification Number) 192, located in Iredell County, North Carolina.

I do hereby authorize (print authorized agent/company name) Bateman Civil Survey Company, Michael Benfield, Matt Burdette, _____, _____, to act as an agent on my behalf in applying for/signing/obtaining any of the documents described below.

1. Improvement Permit (IP)/ Authorization to Construct (AC).
2. Application for soil-site evaluation (new/repair).
3. Application/permit for water well/well abandonment.
4. Application for existing system.
5. Application for Improvement Permit (IP)/ Authorization to Construct (AC).

I agree to abide by any and all decisions and/or conditions between the agent acting on my behalf and the Iredell County Department of Public Health, Environmental Health Division. This form must be fully executed before the individual's specified above will be recognized as the authorized agent.

Signature of Owner — Date: 3/10/15

Signature of Witness — Date: 3/10/15

IREDELL COUNTY HEATLH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
PAGE 2: *SITE PLAN WORKSHEET*

SEE THE "SAMPLE SITE PLAN" BELOW. *INCOMPLETE SITE PLANS WILL BE RETURNED TO YOU FOR COMPLETION AND MAY RESULT IN A DELAY IN THE ISSUANCE OF YOUR SEPTIC SYSTEM PERMIT!!!*

Place an (X) beside each item as you complete the site plan:

- x — Property Line measurements are clearly identified...
- x — All proposed structures are indicated...
  SHOW: proposed house or business footprint, wells, water lines, patios, pools and decks, and any other item that will occupy space on the site
- x — Front and side setbacks from property line...
- x — Preferred driveway location and configuration, preferred well location...
- x — Area you prefer your septic system to be placed...
- x — North arrow, or other sufficient indicator of direction...

Circle N/A on the following if appropriate:

- x — Location of septic systems and wells within 100' of your property... N/A
- x — Location of easements and rights of ways on your property... N/A
- x — Location of any designated wetlands on the property... N/A

Signature: Rob Rattley — 4/5/17
REQUIRED property owner or owner's legal representative signature. — DATE

USE THIS SPACE TO DRAW YOUR SITE PLAN

Please See Attached Plot Plan and IP Documents Attached

5

White Copy – Environmental Health Yellow Copy – Applicant
C:\Users\dlutz\AppData\Local\Microsoft\Windows\Temporary Internet Files\OLK63F0\Application For OSWP Permit (2).doc

IREDELL COUNTY HEALTH DEPARTMENT *ENVIRONMENTAL HEALTH DIVISION*:

SITE PLAN WORKSHEET

SEE THE "SAMPLE SITE PLAN" BELOW. ***INCOMPLETE SITE PLANS WILL BE RETURNED TO YOU FOR COMPLETION AND MAY RESULT IN A DELAY IN THE ISSUANCE OF YOUR SEPTIC SYSTEM PERMIT!!!***

Place an (X) beside each item as you complete the site plan:

__X__ Property Line measurements are clearly identified… **__X__ All proposed structures are indicated…**

SHOW: proposed house or business footprint, wells, water lines, patios, pools and decks, and any other item that will occupy space on the site

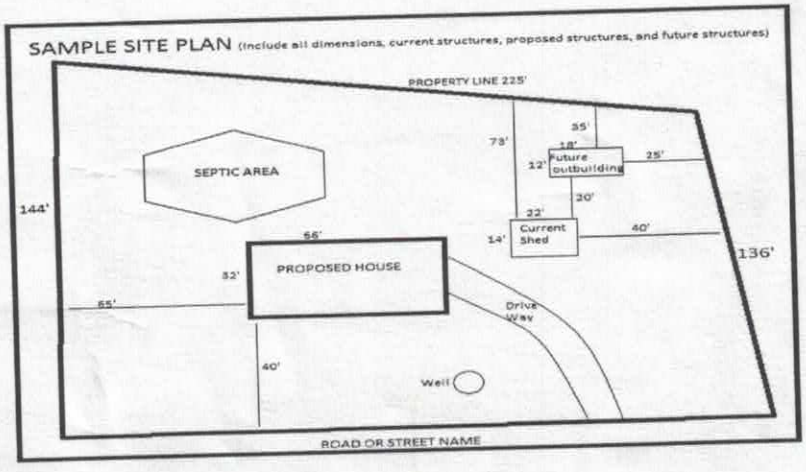
__X__ Front and side setbacks from property line… **__X__ Preferred driveway location and configuration, preferred well location…**

__X__ Area you prefer your septic system to be placed… **__X__ North arrow, or other sufficient indicator of direction…**

Circle N/A on the following if appropriate:

____ Location of septic systems and wells within 100' of your property… N/A **____ Location of any designated wetlands on the property… N/A**

____ Location of easements and rights of ways on your property… N/A

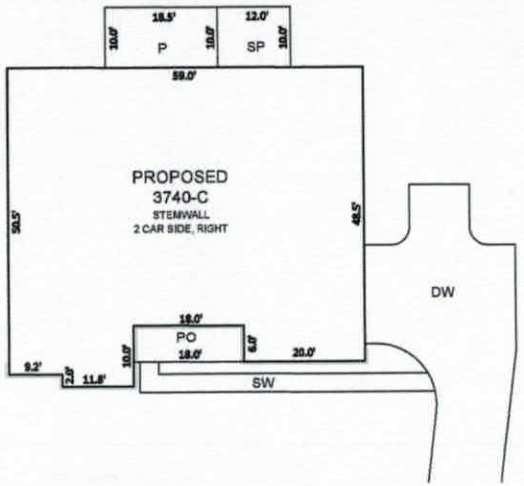


USE THIS SPACE TO DRAW YOUR SITE PLAN

See Attached

Signature: _____ 4-19-16

REQUIRED **property owner or owner's legal representative signature.** **DATE**



INSET SCALE: 1"=20'

LOT INFORMATION:

PIN: 4639927711
HOUSE = 2,854 SF
PORCH = 96 SF
SIDEWALK = 150 SF
DRIVEWAY = 1,090 SF
SCREENED PORCH = 120 SF
CONCRETE PATIO = 185 SF
TOTAL LOT AREA = 0.71 AC = 30,972 SF
PROPOSED IMPERVIOUS = 4,495 SF
PERCENT IMPERVIOUS = 14.5 %

SOD AREA = 15,824 SF
ADDITIONAL FLATWORK = 145 SF

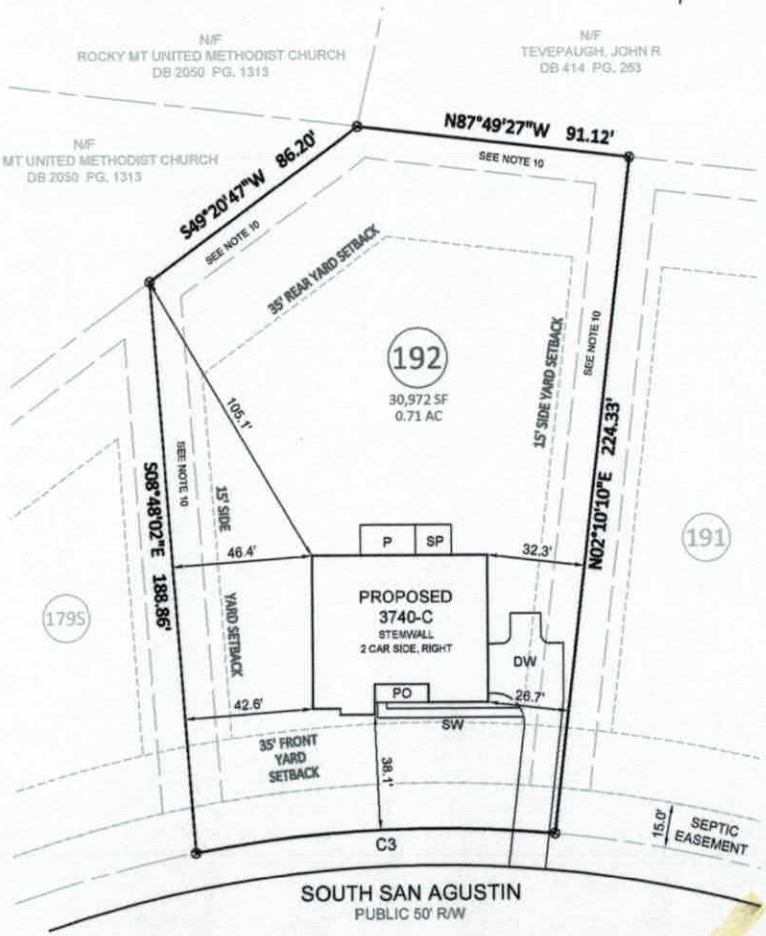
NOTE:

ALL DIMENSIONS, LOCATIONS AND FEATURES SHOWN ON THIS PLOT PLAN ARE APPROXIMATE AND ARE ONLY AN ARTISTS RENDITION. EXACT LOCATION OF ALL FEATURES ARE SUBJECT TO CHANGE AND MAY NOT BE INSTALLED EXACTLY AS SHOWN ON PLANS AND/OR IN MODELS. PLACEMENT OF HOME, DRIVEWAY, SIDEWALKS AND EXTERIOR FEATURES ARE SUBJECT TO MODIFICATION AS DEEMED NECESSARY BY FIELD PERSONNEL.

CUSTOMER _____ DATE _____

CUSTOMER _____ DATE _____

MERITAGE REPRESENTATIVE _____ DATE _____



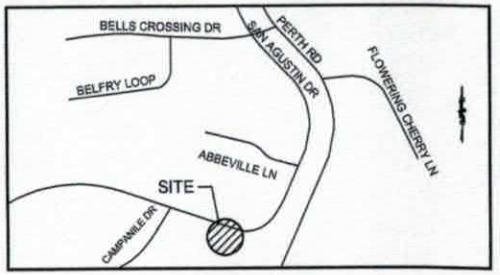
NOTES:

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT
4. VERTICAL DATUM IS ASSUMED. THE LATITUDE, LONGITUDE AND STATE PLANE COORDINATES, IF SHOWN, ARE GIVEN IN NORTH AMERICAN DATUM OF 1983 (NAD83).
5. FIELD EQUIPMENT USED: NIKON TOTAL STATION, EPOCH 35.
6. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
7. THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
8. THE PROPERTY LIES IN ZONES "X" PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 3710463900J & 3710464900J, DATED MARCH 18, 2008.
9. ZONING IS RA.
10. ALL LOT LINES HAVE A 10' UTILITY/STORM EASEMENT ALONG LOT LINES.
11. PROPERTY OWNER: MERITAGE HOMES OF THE CAROLINAS INC.
    13925 BALLANTYNE CORPORATE PLACE, SUITE 300
    CHARLOTTE, NC 28277

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C3	120.43'	425.00'	N82°44'29"E	120.03'

SCALE:
1" = 40 ft.

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081
www.batemancivilsurvey.com info@batemancivilsurvey.com
NCBELS Firm No. C-2378



VICINITY MAP

(Not to Scale)

LEGEND

PO = PORCH
CP = COVERED PORCH
P = CONCRETE PATIO
WD = WOOD DECK
SW = SIDEWALK
DW = CONC DRIVEWAY
⊗ = COMPUTED POINT
○ = IRON PIPE FOUND
● = IRON PIPE SET
● = DRILL HOLE FOUND
WM = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER
Ⓢ = SEWER MANHOLE
EB = ELECTRIC BOX
CB = CABLE BOX
TP = TELEPHONE PEDESTAL
CI = CURB INLET
SP = SCREENED PORCH
☼ = LIGHT POLE

BUILDING SETBACKS:

FRONT = 35 ft
SIDE = 15 ft
REAR = 35 ft
SIDE STREET = 25 ft
LAKE BUFFER = 50ft

I hereby certify that this map is correct and that the building lies wholly on the lot and that there are no visible encroachments on said lot.

Steven P. Carson, PLS 4752
Date

This map is of an existing parcel of land and is only intended for the parties and purposes shown. This map not for recordation. No title report provided.

PRELIMINARY

APPROVAL FOR STAKING:

THIS PLOT PLAN AS PREPARED BY BATEMAN CIVIL SURVEY CO., IS CORRECT AND IS HEREBY APPROVED FOR STAKING ON THE DATE AS SHOWN BELOW.

MERITAGE HOMES REPRESENTATIVE _____ DATE _____

PRELIMINARY PLOT PLAN

FOR

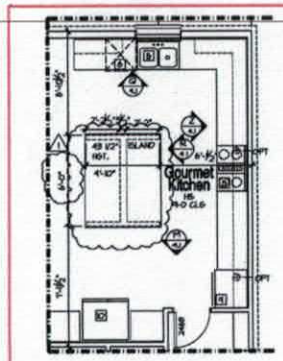
MeritageHomes

BELLS CROSSING - PHASE FOUR - LOT 192
203 S. SAN AGUSTIN DRIVE, MOORESVILLE, NC
DAVIDSON TOWNSHIP, IREDELL COUNTY

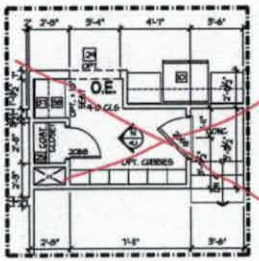
DATE: 4/7/17 DRAWN BY: NMW CHECKED BY: SPC

REF: PB 63, PGS 146-151 BCS# 120314 SCALE: 1" = 40'

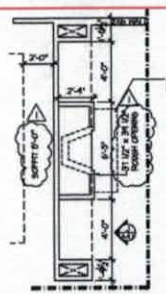
P:\2012 MLS\120314 Bells, Phase 4\dwg\120314 Bells, Ph 4 Plat MLS.dwg, 4/7/2017 2:02:47 PM, meaker



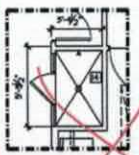
Main Floor Plan - Opt Kitchen



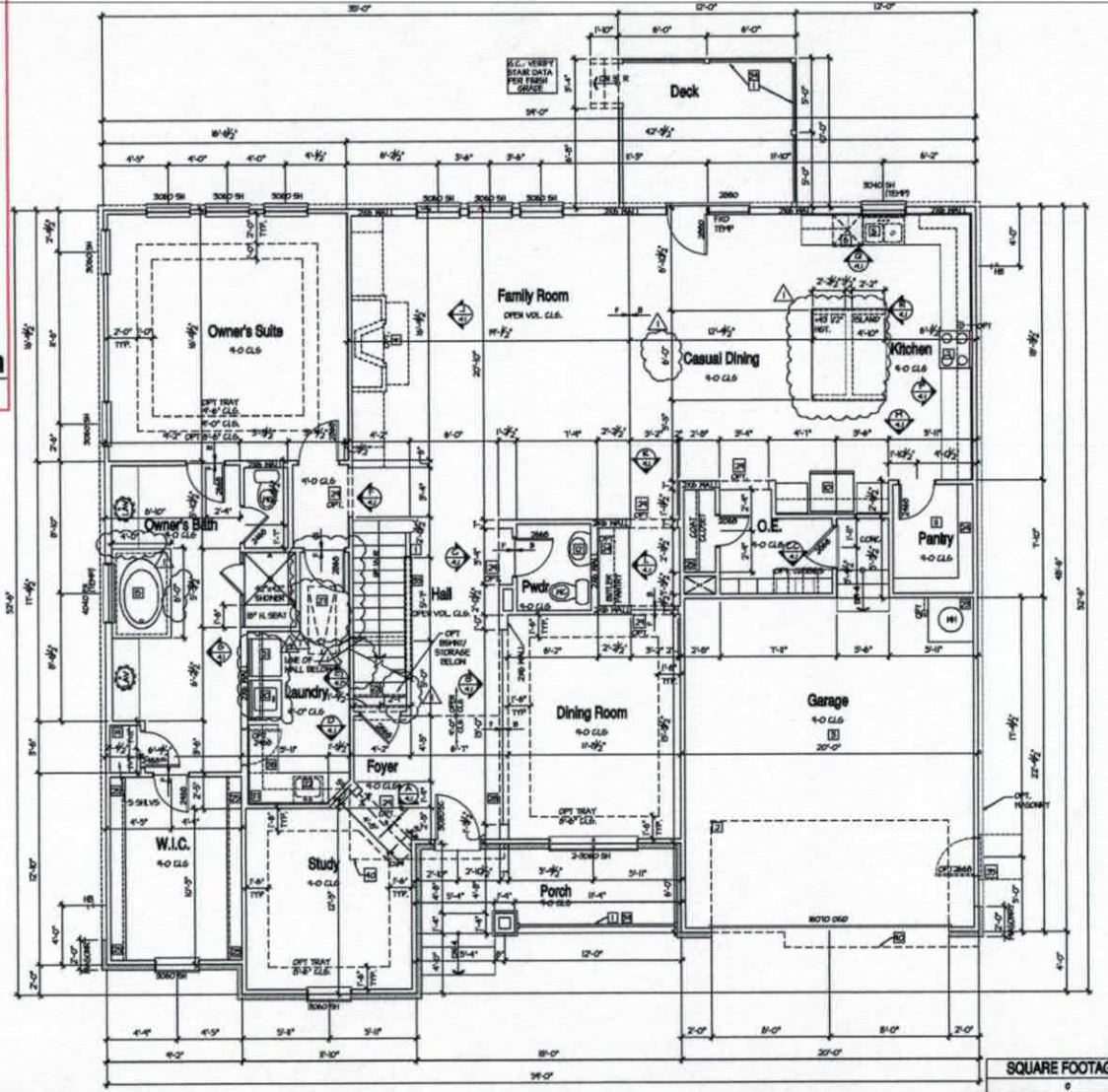
Main Floor Plan - Opt O.E.



Main Floor Plan
Opt Fireplace



Opt. Owner's Shower
Main Floor Plan



Main Floor Plan - C

FLOOR PLAN NOTES:

1. THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.
2. IF RAILING / GUARDRAIL IS PROVIDED, ALL RAILING / GUARDRAIL BALUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALUSTERS. RAILING/HANDRAILS ARE TO BE AT A 34" MINIMUM TO 38" MAXIMUM HEIGHT A.F.F. FOR STAIRS AND 36" MINIMUM ON HORIZONTAL SURFACE (GUARDS).
3. LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
4. SLOPE GARAGE FLOOR 1/8" PER FOOT TOWARD OVERHEAD GARAGE DOOR OPENING.
5. FIREPLACE, AS SPECIFIED BY BUILDER. INSTALL PER MANUFACTURER'S SPECIFICATIONS. ALL FACTORY BUILT FIREPLACES SHALL COMPLY WITH LOCAL CODES.
6. SINK W/ GARBAGE DISPOSAL
7. DISHWASHER
8. RANGE
9. COOK TOP
10. OVEN
11. REFRIGERATOR SPACE.
12. PANTRY
13. PEDESTAL SINK
14. SHOWER (SIZE AS NOTED)
15. 42" X 60" TUB 2" TO 10" OF DECKING
16. 60" X 60" STEAM SHOWER
17. 32" X 60" TERRAZZO SHOWER
18. LINEN SHELVING PER BUILDER SPECS.)
19. WASHER SPACE
20. DRYER, VENT
21. OPTIONAL LAUNDRY SINK.
22. PROVIDE NON-COMBUSTIBLE PLATFORM ELEVATED 6" ABOVE GARAGE FLOOR FOR WATER HEATER.
23. 5 SHELVES PER BUILDER SPECS.
24. ATTIC ACCESS (22 1/2"x32" U.N.O.)
25. ATTIC ACCESS W/ STAIRS (22 1/2"x54 1/2")
26. 2'-0"x2'-0" SKYLIGHT @ 3'-0"x4'-0" WELL FLOOR & 11'-0" AT UPPER FLOOR U.N.O.
27. GYPSUM BOARD ARCH @ 11'-2" TO 8'-0".
28. GYPSUM BOARD LOW WALL, 36" A.F.F. U.N.O. W/ MDF CAP.
29. SOFFIT, REFER TO EXTERIOR ELEVATIONS FOR HEIGHTS & ARCHITECTURAL DETAILS FOR FINISH.
30. PLANT SHELF, SEE EXTERIOR ELEVATIONS.
31. HALF WALL W/ WOOD CAP OR OPTIONAL LOW WALL WITH RAILING ABOVE.
32. PORCH RAIL, SEE ELEVATION.
33. 36"x36" CONCRETE STOOP.
34. BAR SINK.
35. OPTIONAL UPPER CABINETS.
36. OPTIONAL CABINETS.
37. OPTIONAL COFFERED CEILING @ 8'-0" PER BUILDER SPEC.
38. LINE OF FRAMING ABOVE.
39. LINE OF FRAMING WALL BELOW.
40. 2x4 LOW WALL 42" A.F.F.
41. 2x6 LOW WALL 42" A.F.F.
42. ART NICHE
43. HORIZONTAL LAUNDRY CHUTE
44. LOW WALL 42" A.F.F.
45. GYPSUM BOARD ARCH @ 8'-0" TO 8'-6"
46. LOW WALL 30" A.F.F.
47. NO HARD LATCH OR LOCKING KNOBS

TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCTION.
ASPHALT ROOF SHINGLES

B. TYPICAL FRAME FLOOR CONSTRUCTION.
FINISH FLOORING ON 3/4" T&G/SE & GROOVE FLOOR SHEATHING ON FLOOR TRUSSES OR FLOOR JOISTS AS NOTED ON STRUCTURAL DRAWINGS.

C. SLAB ON GRADE FLOOR CONSTRUCTION.
4" CONCRETE SLAB, EXCEPT AS SPECIFIED BY SOIL REPORT, AND STRUCTURAL ENGINEER. INCLUDE VAPOR BARRIER PER SECTION M, G, 3, a.

D. WINDOWS.
A. ALL WINDOWS SHALL COMPLY WITH MINIMUM STANDARDS OUTLINED IN APPLICABLE RES. CHECKS.
B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EMERGENCY OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
C. TYPICAL WINDOW HEAD HEIGHT:
7'-0" A.F.F. @ 8'-1 1/8" PLATE HEIGHT (U.N.O.)
8'-0" A.F.F. @ 9'-1 1/8" PLATE HEIGHT (U.N.O.)

E. ELECTRICAL.
ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.

F. HVAC.
PROVIDE BACK DRAFT DAMPERS @ DRYER VENT, HOOD VENT, & EXHAUST FANS.

G. STONE SIDING.
INSTALL PER LOCAL CODE.

H. DIMENSIONS ARE TO THE FACE OF STUD, U.N.O.

I. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.

J. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

K. BRICK SIDING.
INSTALL PER LOCAL CODE.

SQUARE FOOTAGES

MAIN FLOOR	2598
UPPER FLOOR	1421
TUB/DETAIL	1288
FINISHED BASEMENT	1288
UNFINISHED BASEMENT	1070
GARAGE	438
PORCH	200
DECK	200
OPT EXTENDED DECK	301
OPT SCREEN PORCH	301
TOTAL	3998

ALL EXTERIOR HOUSE WALLS MAY BE OPTIONAL 2X6 STUD WALLS - SEE STRUCTURAL PLANS FOR DETAILS.

Acknowledgement of Plans Submittal ONLY!

Date 6-9-17

APPROVED JUN 13 2017

Date

ISSUE DATE: 01/17/2014
REVISIONS

5400 Trinity Road
Suite 107
Raleigh,
North Carolina 27607
919-322-2285 Phone

Meritage Homes

Meritage Homes

BSB DESIGN

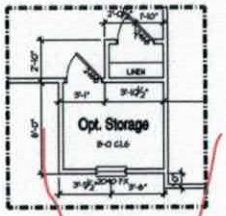
www.bsbdesign.com
4021 Wilsbire Parkway, Suite 200
West Des Moines, Iowa 50266
515.223.2600

JOB NO: 03.12.026 PROJECT: JF
DRAWN: DESIGNER: JF-JD

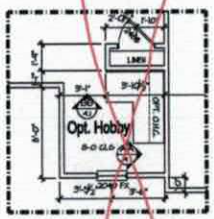
MAIN FLOOR PLAN - C

259 - 3740

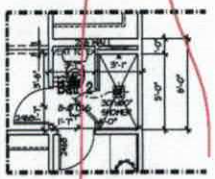
A2.1C



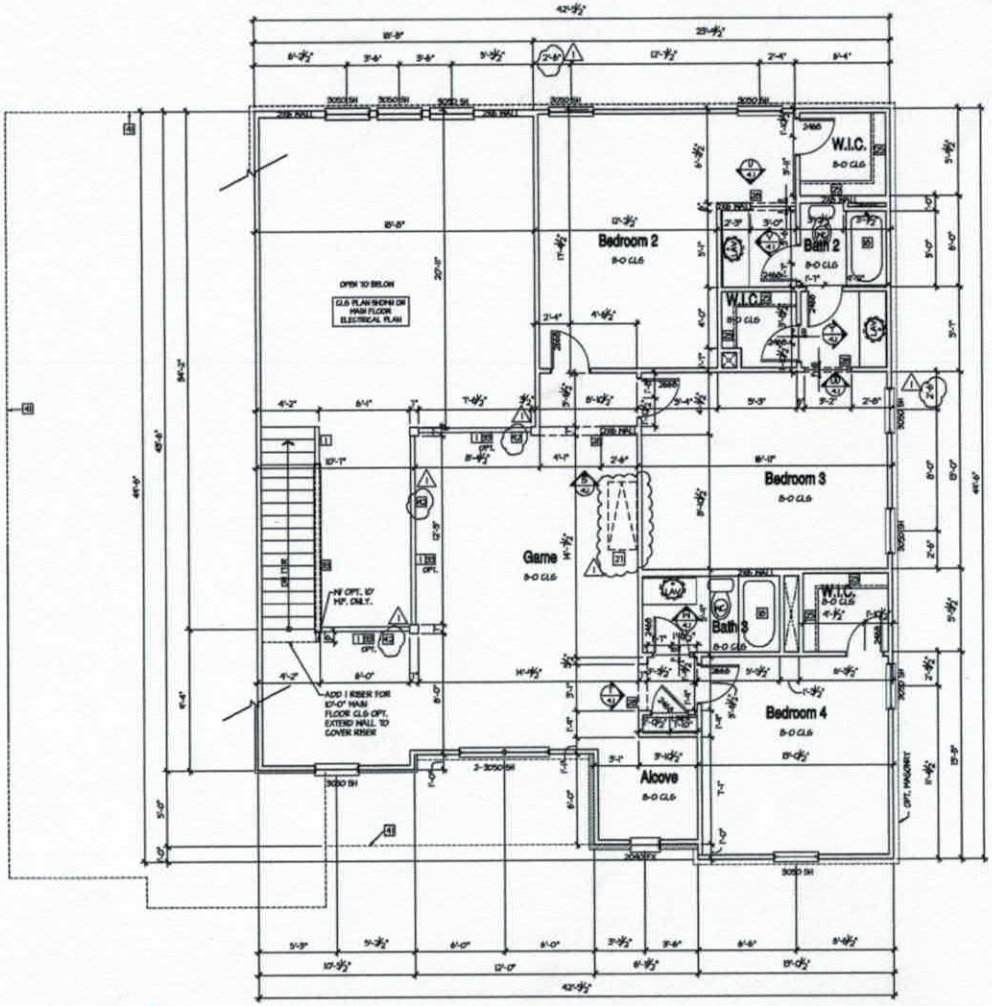
Opt. Storage - C



Opt. Hobby - C



Opt. Shower - Bath 2



Upper Floor Plan - C

ALL EXTERIOR HOUSE WALLS MAY BE OPTIONAL 2X6 STUD WALLS - SEE STRUCTURAL PLANS FOR DETAILS.

SQUARE FOOTAGES	
	©
MAIN FLOOR	2259
UPPER FLOOR	1421
SUBTOTAL	3680
FINISHED BASEMENT	1388
UNFINISHED BASEMENT	1070
GARAGE	418
PORCH	106
DECK	000
OPT EXTENDED DECK	304
OPT SCREEN PORCH	301
TOTAL	7368

FLOOR PLAN NOTES:

NOTE: FLOORS

4 THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.

1. 9" RAILING / GUARDRAIL IS PROVIDED, ALL RAILING / GUARDRAIL BALUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALUSTERS. RAILING/HANDRAILS ARE TO BE AT A 34" MINIMUM TO 38" MAXIMUM HEIGHT A.F.F. FOR STAIRS AND 36" MINIMUM ON HORIZONTAL SURFACE GUARDS.
2. LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
3. SLOPE GARAGE FLOOR 1/8" PER FOOT TOWARD OVERHEAD GARAGE DOOR OPENING.
4. FIREPLACE, AS SPECIFIED BY BUILDER. INSTALL PER MANUFACTURERS SPECIFICATIONS. ALL FACTORY BUILT FIREPLACES SHALL COMPLY WITH LOCAL CODES.
5. SINK W/ GARBAGE DISPOSAL
6. DISHWASHER
7. RANGE
8. COOK TOP
9. OVEN
10. REFRIGERATOR SPACE.
11. PANTRY
12. PEDESTAL SINK
13. SHOWER (SIZE AS NOTED)
14. ~~TUB~~
15. 42" X 60" SUD 21" TO TOP OF DECKING
16. ~~60" X 60" CERAMIC TILE~~
17. 30" X 60" TUB/SHOWER
18. 32" X 60" TUB/SHOWER
19. LINEN SHELVING PER BUILDER SPECS.)
20. WASHER SPACE
21. DRYER, VENT
22. OPTIONAL LAUNDRY SINK.
23. PROVIDE NON-COMBUSTIBLE PLATFORM ELEVATED 6" ABOVE GARAGE FLOOR FOR WATER HEATER.
24. 5 SHELVES PER BUILDER SPECS.
25. ~~LINEN AND CABLE PER BUILDER SPECS.~~
26. ATTIC ACCESS (22 1/2"x30" U.N.O.)
27. ATTIC ACCESS W/ STAIRS (25 1/2"x54 1/2".) ~~24"x54" INCREASED OPENING~~ 9'-0" A.F.F. MAIN FLOOR & 11'-0" AT UPPER FLOOR U.N.O.
28. GYPSUM BOARD ARCH @ 11'-2" TO 8'-0".
30. GYPSUM BOARD LOW WALL, 36" A.F.F. SUB.O W/ MDF CAP.
31. SOFFIT, REFER TO EXTERIOR ELEVATIONS FOR HEIGHTS & ARCHITECTURAL DETAILS FOR FINISH.
32. PLANT SHELF, SEE EXTERIOR ELEVATIONS.
33. HALF WALL W/ WOOD CAP OR OPTIONAL LOW WALL WITH RAILING ABOVE.
34. PORCH RAIL, SEE ELEVATION.
35. 36"x36" CONCRETE STOOP.
36. 8x8 BEAM.
37. OPTIONAL UPPER CABINETS.
38. OPTIONAL CABINETS.
39. OPTIONAL COFFERED CEILING @ 8'-0" PER BUILDER SPEC.
40. LINE OF FRAMING ABOVE.
41. LINE OF FRAMING WALL BELOW.
42. 2X4 LOW WALL 42" A.F.F.
43. 2X6 LOW WALL 42" A.F.F.
44. ART NICHE
45. HORIZONTAL LAUNDRY CHUTE
46. LOW WALL 12"A.F.F.
47. GYPSUM BOXED ARCH @ 8'-0" TO 8'-4"
48. LOW WALL 32"A.F.F.
49. NO HARD LATCH OR LOCKING KNOB

TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCTION.
ASPHALT ROOF SHINGLES.

B. TYPICAL FRAME FLOOR CONSTRUCTION.
FINISH FLOORING ON 3/4" T&G OR GROOVE FLOOR SHEATHING ON FLOOR TRUSSES OR FLOOR JOISTS AS NOTED OR STRUCTURAL DRAWINGS.

C. SLAB ON GRADE FLOOR CONSTRUCTION.
4" CONCRETE SLAB, EXCEPT AS SPECIFIED BY SOIL REPORT, AND STRUCTURAL ENGINEER. INCLUDE VAPOR BARRIER PER SECTION N, O, & R.

D. WINDOWS.
A. ALL WINDOWS SHALL COMPLY WITH MINIMUM STANDARDS OUTLINED IN APPLICABLE RES. CHECKS.
B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
C. TYPICAL WINDOW HEAD HEIGHT:
7'-0" A.F.F. @ 8'-1 1/8" PLATE HEIGHT (U.N.O.)
8'-0" A.F.F. @ 9'-1 1/8" PLATE HEIGHT (U.N.O.)

E. ELECTRICAL.
ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.

F. VENTING.
PROVIDE BACK DRAFT DAMPERS @ DRYER VENT, HOOD VENT, & EXHAUST FANS.

G. SMOKE SIGNAL.
INSTALL PER LOCAL CODE.

H. DIMENSIONS ARE TO THE FACE OF STUD, U.N.O.

I. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SIDING UNLESS OTHERWISE NOTED.

M. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

N. BRICK SIDING.
INSTALL PER LOCAL CODE.

ISSUE DATE: 01/17/2014
REVISIONS:

5400 Trinity Road
Suite 107
Raleigh,
North Carolina 27607
919-322-2285 Phone

Meritage Homes

Meritage Homes

BSB DESIGN

www.bsbdesign.com
4901 Westown Parkway, Suite 203
West Des Moines, Iowa 50266
515.223.2393

JOB NO. 03.12035 PROJ MGR. JF
DRAWN CHKD. JF-JG

UPPER FLOOR PLAN - C

259 - 3740
A2.2C

Acknowledgement of Plans Submittal ONLY!

Date 6-7-17

Date APPROVED JUN 13 2017

Bells Crossing Lot 192

IREDELL COUNTY

PO Box 788
349 North Center St.
Statesville, NC 28677

APPLICATION NUMBER
212110
Issue Date: 07/28/2015

ZONING PERMIT

Parcel Number	Street Address	Jurisdiction
4639834045.000	203 SOUTH SAN AGUSTIN DRIVE, MOORESVILLE, NC 28117	IREDELL COUNTY

Owner Information	Applicant Information
Owner: MERITAGE HOMES OF NC INC	Applicant: MERITAGE HOMES
Address: 17851 N 85TH ST MOORESVILLE, AZ 85255	Address: 7761 BALLANTYNE COMMONS PKWY SUI CHARLOTTE, NC 28277
Phone:	Phone: 704-944-8903

Use Requested	Zone Code
SFD	RA

Lot Acreage	F Setback	B Setback	L Setback	R Setback	Watershed	Flood Zone
76.003	35.00	35.00	15.00	15.00	CACL	AE

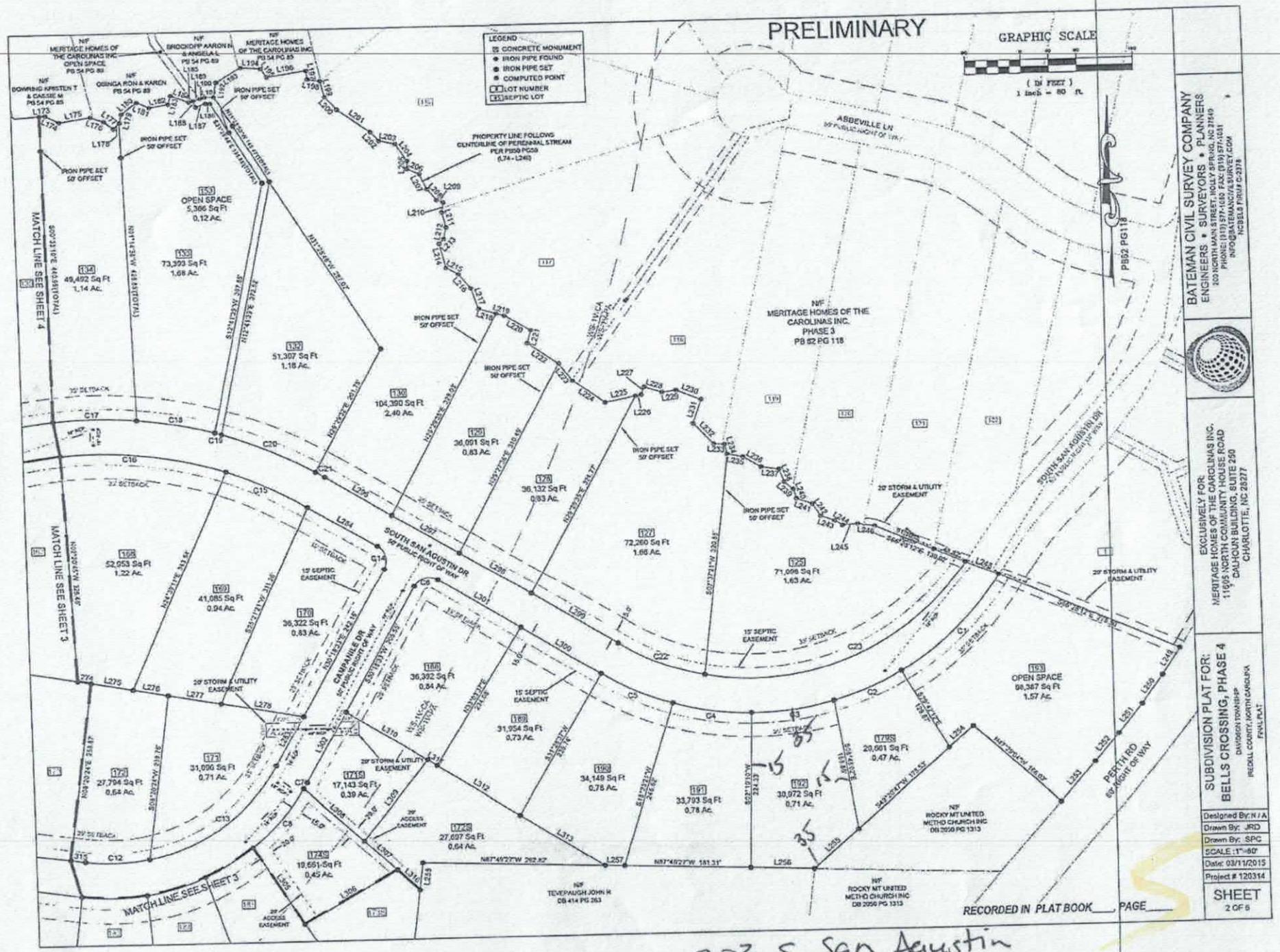
Remarks:

PAID
✓ 70506637
8-19-15 dw

The applicant certifies that there are no deed restrictions, contractual agreements or governmental regulations of any kind that interfere with or prohibit the use of the property or the use for which this permit is requested. The applicant further acknowledges that enforcement of deed restrictions, plat conditions and other contractual agreements will not be undertaken by Iredell County and is the sole responsibility of the affected parties.

Applicant: _____ Date: _____

Permit Number	44895	TOTAL FEES:	$ 77.25



203 S San Agustin